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## MINUTES OF THE HISTORIC PRESERVATION COMMISSION January 8, 2015

Hatton Hall at the Governor Benjamin B. Moeur House Campus  
34 E. 7<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

Commission Present:

Andrea Gregory, Chair  
Chuck Buss  
Charlie Lee  
Lauren Proper  
Brenda Shears  
Scott Solliday  
Korri Turner

City Staff Present:

Brenda Abney, Tempe History Museum  
Hansen, Project Management Coordinator  
Billy Kiser, Graduate Intern  
Jared Smith, Tempe History Museum  
Holly Solis, Graduate Intern  
John Larsen Southard, Historic Preservation Officer  
Mark Vinson, FAIA, City Architect

Commission Absent:

Ira Bennett, Vice Chair  
Anne Billsbarrow

Chair Gregory called the meeting to order at 6:05 p.m.

1. Approval of December 11, 2014 HPC minutes

Commissioner Proper moved to approve the Minutes from the December 11, 2014 meeting. The motion was seconded by Commissioner Solliday, and passed with a vote of 7-0.

2. Discussion of *You As a Public Official* and *Robert's Rules of Order*

- HPO Southard provided an overview of *You As a Public Official* and *Robert's Rules of Order*

3. Request for review and recommendation of an Amended Planned Area Development Overlay, a Use Permit for tandem parking, and a Development Plan Review for design of a 271-room hotel, office, retail and restaurant uses within approximately 915,000 sf. of new development, including the preservation of the Hayden House for a future phase restaurant use for **MILL & RIO SALADO (PL140182)**, located at 100 South Mill Avenue. The applicant is Manjula Vaz, Gammage & Burnham PLC.

- Manjula Vaz outlined changes to the approved 2008 PAD, including the division of the project into two phases. Phase I includes the area surrounding the historic Hayden House, phase II includes the Hayden House.
- HPO Southard discussed 2000 Historic designation, which included 3 parcels. Applicant submitted revised, two-phase plan, with phase I work entirely outside of HPC jurisdiction. As phase I is outside area of HPC jurisdiction, HPC's role is advisory only. Applicant's phase II proposal will require HPC approval.
- Chair Gregory asked if a Building Condition Assessment Report (BCAR) will be prepared. HPO Southard stated THPO is requesting an outline format Historic American Buildings Survey in place of a BCAR.
- Chair Gregory inquired about adding language requiring consultation with the State Historic Preservation Office or Tempe HPO in the case of "extraordinary" archaeological finds. Grady Gammage requested Tempe Historic Preservation Office consultation in place of SHPO consultation. HPO Southard indicated concurrence with Mr. Gammage's request.

- Chair Gregory asked how the seven foot protection zone was determined. HPO Southard replied that the seven foot figure was included in the 2008 construction plan.
- Mr. Southard discussed procedures for mothballing and securing an historic building during construction.

Commissioner Solliday moved to recommend approval of applicant's phase one proposal, with HPO-recommended stipulations amended as follows: add ", in consultation with HPO," between the words developer and shall in the last sentence of stipulation nine. The motion was seconded by Commissioner Shears, and passed with a vote of 7-0.

#### 4. Discussion and possible direction regarding Ocotillo Power Plant project

- APS has provided THPO \$15,000 to fund an historical monograph about Ocotillo Power Plant and its impact on Tempe's development.
- Commissioner Buss suggested including Ocotillo's impact on and place in residential areas.
- Discussion of the need for photographic documentation of the Ocotillo Power Plant.
- Commissioner Lee asked when the current power plant will be demolished. HPO Southard stated construction of a new facility is to begin around 2016-2017, with said facility being constructed in a different location on the property.
- Chair Gregory asked if any finds of archaeological significance have been made on-site. HPO Southard replied APS has located canals, possibly prehistoric in age, on the property.
- Commissioner Solliday suggested examining Ocotillo's association with socio-political changes in Tempe.
- Issue to be revisited at February HPC meeting.

#### 5. Discuss and Consider Chair / Staff Updates

- HPO Southard discussed the need for a barrier surrounding the historic WPA stonework in North Moeur Park.
- HPO Southard introduced Brenda Abney of the Tempe History Museum and HPO Graduate Intern Holly Solis.
- HPO Southard discussed talks with Neighborhood Advisory Committee to determine how their work and that of the HPC overlap. The two bodies may attempt to meet jointly at some point in the future.
- Mr. Hansen provided an update on the ongoing Character Areas project. He plans on creating an ambassador training program that focuses on culture and preservation and would like the HPC to have a more active role in the process.
- HPO Southard provided an update on Valley Metro's Urban Streetcar project.

#### 6. Current Events / Announcements / Future Agenda Items

- Member Announcements
- Staff Announcements
- No reply

7. Call to Audience: Persons wishing to address the commission on any matter may do so at the discretion of the Chair, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.

- No reply

The meeting was adjourned at 7:25 p.m.

Prepared by: Holly Solis, Graduate Intern

Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer



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Andrea Gregory, Chair